139.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,424,800	/	1,424,800
USE VALUE:	1,424,800	/	1,424,800
ASSESSED:	1,424,800	/	1,424,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAPP WILLIAM E & DEBORAH A
Owner 2:	
Owner 3:	
Street 1:	5 LINCOLN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEST ANDREW P & ANNA P / TRS -
Owner 2:	WEST REVOCABLE LIVING TRUST -
Street 1:	5 LINCOLN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,055 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Wood Shingle Exterior and 3292 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12055.000	716,200	5,100	703,500	1,424,800
Total Card	0.277	716,200	5,100	703,500	1,424,800
Total Parcel	0.277	716,200	5,100	703,500	1,424,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.81 | /Parcel: 432.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88979
GIS Ref:
GIS Ref:
Insp Date: 01/09/09

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	633,600	5100	12,055.	703,500	1,342,200	1,342,200	Year End Roll	12/18/2019
2019	101	FV	462,400	5100	12,055.	742,600	1,210,100	1,210,100	Year End Roll	1/3/2019
2018	101	FV	462,400	5100	12,055.	547,200	1,014,700	1,014,700	Year End Roll	12/20/2017
2017	101	FV	462,400	5100	12,055.	523,700	991,200	991,200	Year End Roll	1/3/2017
2016	101	FV	462,400	5100	12,055.	484,600	952,100	952,100	Year End	1/4/2016
2015	101	FV	451,200	5100	12,055.	406,500	862,800	862,800	Year End Roll	12/11/2014
2014	101	FV	451,200	5100	12,055.	397,100	853,400	853,400	Year End Roll	12/16/2013
2013	101	FV	451,200	5100	12,055.	378,300	834,600	834,600		12/13/2012

!10719!

PRINT

Date	Time
12/11/20	00:59:55

LAST REV

Date	Time
09/29/20	12:09:29

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10719

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEST ANDREW P &	72329-339	1	3/14/2019		1,670,000	No	No		
WEST ANDREW P &	71842-122	1	11/2/2018	Convenience	1	No	No		
SAPIENZA ANTHON	24648-405		6/24/1994		395,000	No	No		Y

USER DEFINED

Prior Id # 1:	88979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2008	317	Siding	25,000			G9	GR FY09	
8/16/2006	679	Re-Roof	11,000			G8	GR FY08	
6/16/2003	558	Renovate	58,000			G6	GR FY06	new master bath,ad
6/6/1998	378	Addition	85,000					4X14 ADD/REMODEL K
7/15/1997	400	Manual	3,800					REPAIR PORCH/STEPS
11/1/1994	595	Manual	5,000					REPAIR ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2019	SQ Returned	JO	Jenny O
1/9/2009	Meas/Inspect	189	PATRIOT
7/18/2005	Permit Visit	BR	B Rossignol
11/10/1999	Meas/Inspect	264	PATRIOT
6/29/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12055		Sq. Ft.	Site		0	90.	0.65	10									703,482						703,500	

Total AC/HA: 0.27674 | Total SF/SM: 12055 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 703,482 | Spl Credit | Total: 703,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99584979
Const Adj.:	1.06039381
Adj $ / SQ:	131.999
Other Features:	140000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750758
Depreciation:	34535
Depreciated Total:	716223

COMMENTS

FRPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

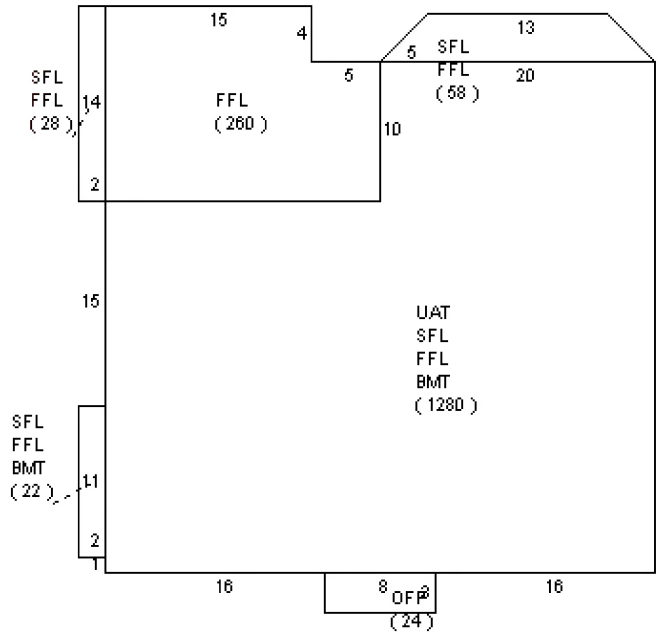
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.72
Special Features:	0	Val/Su Net:	152.97
Final Total:	716200	Val/Su SzAd	235.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,648	132.000	217,535
SFL	Second Floor	1,388	132.000	183,215
BMT	Basement	1,302	39.600	51,559
UAT	Upper Attic	320	84.480	27,033
OFP	Open Porch	24	46.660	1,120

Net Sketched Area:	4,682			Total:	480,462
Size Ad	3036	Gross Are	5642	FinArea	3292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100